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TONGE MOOR ROAD, TONGE MOOR, BOLTON BL2 3BN



- Well presented two bedroom
- Vestibule/lounge/dining kitchen
- Landing/2 bedrooms/family bathroom
- UPVC double glazed/ G C heated
- Close to excellent amenities
- Depsoit of £805
- Counctl Tax Band A
- Available now







Monthly Rental Of £700

BOLTON

11 Institute St, Bolton, BL1 1PZ 14 Market St, Bury, BL9 0AJ

T: 01204 381 281

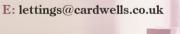
E: bolton@cardwells.co.uk

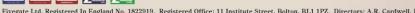
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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ T: 01204 381 281





Cardwells Letting Agents Bolton offer to the rental market this two bed mid terraced property available now for a minimum 12 month term on Tong Moor Road. Situated a short walk away from Hall I th wood train station, and in close proximity to excellent bus routes and transport links to Bolton, Bury and beyond, local amenities, nurseries and highly regarded local schools. Warmed by gas central heating and Upvc double glazed, the property in brief comprises: Upvc entrance door, vestibule, lounge, dining kitchen, landing, two bedrooms, and a three piece family bathroom suite. To the outside is a small front garden behind a low brick wall and there is an enclosed rear yard with a storage shed. Viewings are welcomed, seven days a week by ringing Cardwells Letting Agents Bolton on 01204 381281 or via email at lettings@cardwells.co.uk. Please watch the online walk through video prior to booking your personal inspection.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule 3' 0" x 3' 0" (0.91m x 0.91m) Timber entrance door.

Lounge 14' 3" x 12' 5" (4.34m x 3.78m) UPVC double glazed window, wall mounted radiator, timber door giving access to.

Dining Kitchen 12' 10" x 12' 5" (3.91m x 3.78m) Professionally fitted kitchen comprising stainless steel sink unit, base and wall units, worktops, oven, four ring electric hob with extractor above, wall mounted gas combination boiler, wall mounted radiator, UPVC door giving access to the rear yard, spindled staircase to the landing.

Landing 5' 5" x 5' 3" (1.65m x 1.60m)

Bedroom One 14' 3" x 12' 5" (4.34m x 3.78m) Built in storage cupboards, UPVC double glazed window, wall mounted radiator.

Bedroom Two 12' 8" x 6' 7" (3.86m x 2.01m) Wall mounted radiator, UPVC double glazed window.

Bathroom 7' 1" x 5' 11" (2.16m x 1.80m) Three piece suite comprising WC, pedestal wash basin, bath with mixer shower attachment, frosted UPVC double glazed window, wall mounted radiator.

Externally To the outside is a small front garden behind a low brick wall and there is a good size enclosed rear yard with storage shed.

Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is £1359.24 per annum payable to Bolton council.

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 678 ft.²

Holding Deposit A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent \times 12 /52) terms and conditions apply.

Deposit Option A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at www.depositprotection.com

Pets We have been advised the landlord may accept pets (subject to suitability) and this will incur a rent increase of £20 per pet per month.

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.













